

California Department of Transportation

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July 13, 2022

11-SD-805
PM 2.9
Nakano Project
June 2022 NOP SCH 2022060260

Mr. Stan Donn
City of Chula Vista
276 Fourth Ave.
Chula Vista, CA 91910

Governor's Office of Planning & Research

Jul 13 2022

STATE CLEARINGHOUSE

Dear Mr. Donn:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the proposed Nakano project located near Interstate 805 (I-805). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

Traffic Analysis

A Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS), and Mobility Analysis should be provided for this project. Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.¹

The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent to any existing State facilities.

Existing Easements

According to the project background & setting section, there are several utilities and easements that exist on-site. There is a Caltrans easement in the northeastern corner of the project site that contains infrastructure associated with the I-805 corridor. Please be aware that any proposed changes to the existing Caltrans easement, will require discretionary review and approval by Caltrans.

¹ California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

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Noise

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of I-805.

Hydraulics

Any modification to the existing drainage and increase runoff to State facilities will not be allowed.

Right-of-Way

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Any work performed within Caltrans' Right of Way (R/W) will require discretionary review and approval by Caltrans. As part of the encroachment permit process, the applicant must provide an approved final environmental document, corresponding technical studies, and necessary regulatory and resource agency permits, specifically, any CEQA determinations or exemptions.

If you have any questions or concerns, please contact Roger Sanchez, LDR Coordinator, at (619) 987-1043 or by e-mail sent to roger.sanchez-rangel@dot.ca.gov.

Sincerely,

Maurice A. Eaton

MAURICE EATON
Branch Chief
Local Development Review